

**Rezoning-2-03/Master Plan-1-03. Hiden Property Proffer Amendment  
Staff Report for April 7, 2003, Planning Commission Public Hearing**

*This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.*

**PUBLIC HEARINGS**

Planning Commission: April 7, 2003 - 7:00 p.m. Building C Board Room (deferred)  
May 5, 2003 - 7:00 p.m. Building C Board Room  
Board of Supervisors: June 2, 2003 - 7:00 p.m. Building C Board Room (tentative)

**SUMMARY FACTS**

Applicant: Vernon M. Geddy, III  
Land Owner: Robert M. Oliver, Powhatan Crossing, Inc.  
Proposed Use: The applicant wishes to amend the existing proffers to permit 400 age restricted units in place of the 350 approved timeshares on the southern portion of the property.  
Location: 4100 Monticello Avenue (South of Monticello Woods), Powhatan District  
Tax Map/Parcel No.: (37-4)(1-10); (37-3)(1-9)  
Primary Service Area: Inside  
Parcel Size: 228.2 acres  
Existing Zoning: PUD-R, Planned Unit Development, Residential  
Comprehensive Plan: Low Density Residential  
Conservation Area  
Surrounding Zoning: North: Monticello Woods, PUD-R, Planned Unit Development, Residential  
West: Greensprings, R-4, Residential Planned Community  
East: Powhatan Plantation, PUD-R, Planned Unit Development, Residential  
Powhatan Crossing, R-1, Limited Residential  
South: R-8, Rural Residential  
Staff Contact: Matthew Arcieri Phone: 253-6685

**RECOMMENDATION**

The applicant has requested a deferral until the May 5, 2003 Planning Commission meeting. Staff concurs with this request.

  
Matthew D. Arcieri

Attachments:  
1. Deferral Letter